

**WARRANTY DEED**

KEY NO.     164037000116

COUNTY: TIPPECANOE

OWNER: Coffin Bank

Building, LLC

THIS INDENTURE WITNESSETH THAT **COFFIN BANK BUILDING, LLC**, of Tippecanoe County in the State of Indiana, convey and warrant to the **CITY OF WEST LAFAYETTE** of the State of Indiana, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration the receipt whereof is hereby acknowledged, the following Real Estate in Tippecanoe County in the State of Indiana, to-wit:

**DESCRIPTION:** Attached herewith as Exhibit "A" and Exhibit "B"

The grantor covenants that he has cleared and conveyed free of all leases, licenses, or other interests both legal and equitable, and all encumbrances of any kind or character, on in and under said land.

It is understood between the parties hereto, and their successors in title, and made a covenant herein which shall run with the land, that all lands hereinbefore described (excepting any parcels specifically designated as easements or temporary rights of way) are conveyed in fee simple and not merely for right of way purposes, and that no reversionary rights whatsoever are intended to remain in the grantors.

THIS INSTRUMENT HAS BEEN PREPARED WITHOUT THE EXAMINATION OF TITLE.

The undersigned person executing this deed represents and certifies on behalf of the GRANTOR that he(she) has been fully empowered By the GRANTOR to execute and deliver this conveyance and all other such instruments of transfer, that the GRANTOR has full capacity to convey the real estate described, and that all necessary action for the making of this conveyance has been duly taken.

Aug 8, 2015

**ACCEPTED: CITY OF WEST LAFAYETTE BY ITS  
BOARD OF PUBLIC WORKS AND SAFETY**

\_\_\_\_\_  
John R. Dennis, Mayor

\_\_\_\_\_  
Bradley W. Marley, member

\_\_\_\_\_  
Sana G. Booker, member

**ATTEST:**

\_\_\_\_\_  
Judy Rhodes, Clerk-Treasurer

STATE OF INDIANA        }  
                                      } SS:  
COUNTY OF TIPPECANOE }

Before me, the undersigned, a Notary Public in and for said County and State, this \_\_\_\_ day of \_\_\_\_\_, 2009 personally appeared Mayor John R. Dennis, Bradley W. Marley and Susan K. Goldman of the West Lafayette Board of Public Works and Safety, and acknowledge the execution of the above release, for the uses and purposes herein mentioned.

Witness my hand and Notarial Seal this \_\_\_\_ day of \_\_\_\_\_, 2009.

Residence of \_\_\_\_\_ County

My Commission Expires

Signature \_\_\_\_\_

\_\_\_\_\_  
Printed \_\_\_\_\_, Notary Public

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law, Eric H. Burns."

This instrument prepared by:  
Eric H. Burns, of the firm of  
WITHERED BURNS & PERSIN, LLP  
8 N. 3<sup>rd</sup> Street, Suite 401  
P.O. Box 499  
Lafayette, Indiana 47901  
Telephone: (765) 742-1988

**EXHIBIT "A"**

Sheet: 1 of 1

A part of the Coffin Bank Building, LLC real estate described in Instrument Number 200909001716 and Instrument Number 200909003988 in the Office of the Recorder of Tippecanoe County, Indiana, located in the Southwest Quarter of Section 7, Township 23 North, Range 4 West, Wabash Township, Tippecanoe County, Indiana more particularly described as follows:

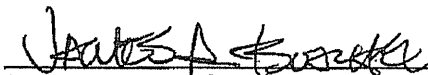
Commencing at the Northwest Corner of Lot 4 in Hedworth Subdivision as per the plat thereof recorded in Plat Book 9, Page 40 in said Office of the Recorder; thence traversing the eastern and southern lines of said Coffin Bank Trust real estate the following five courses: (1) South 00°-00'-00" West, a distance of 140.03 feet; (2) North 89°-13'-00" West, 12.98 feet; (3) South 47°-13'-00" East, 1.56 feet; (4) South 42°-47'-00" West, 125.10 feet; (5) North 47°-13'-00" West, 84.35 feet to the POINT OF BEGINNING; thence continuing along the southwestern lines of said Coffin Bank Trust real estate the following three courses: (1) South 42°-44'-00" West, 25.00 feet; (2) North 47°-13'-00" West, 79.88 feet; (3) North 42°-44'-00" East, 25.00 feet; thence South 47°-13'-00" East, 79.88 feet to the POINT OF BEGINNING, containing 1,997 square feet, more or less.

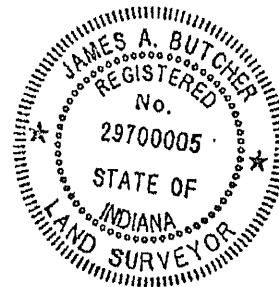
The above bearings are based on an ALTA /ACSM Land Title Survey by Ticen Surveying recorded as Document Number 00023456 in the Office of the Recorder of Tippecanoe County Indiana.

Subject to all easements, rights-of-way, and restrictions of record.

This description was prepared for the City of West Lafayette by Butler, Fairman & Seufert, Inc.

Given this 1<sup>st</sup> day of April, 2009.

  
James A. Butcher, L.S.  
Registered Land Surveyor  
State of Indiana, No. 29700005



OWNER: Coffin Bank Building, LLC

INSTRUMENT NO. 200909001716 & 200909003988

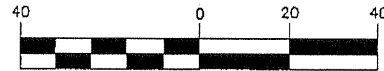
TAX # 164-03700-0016



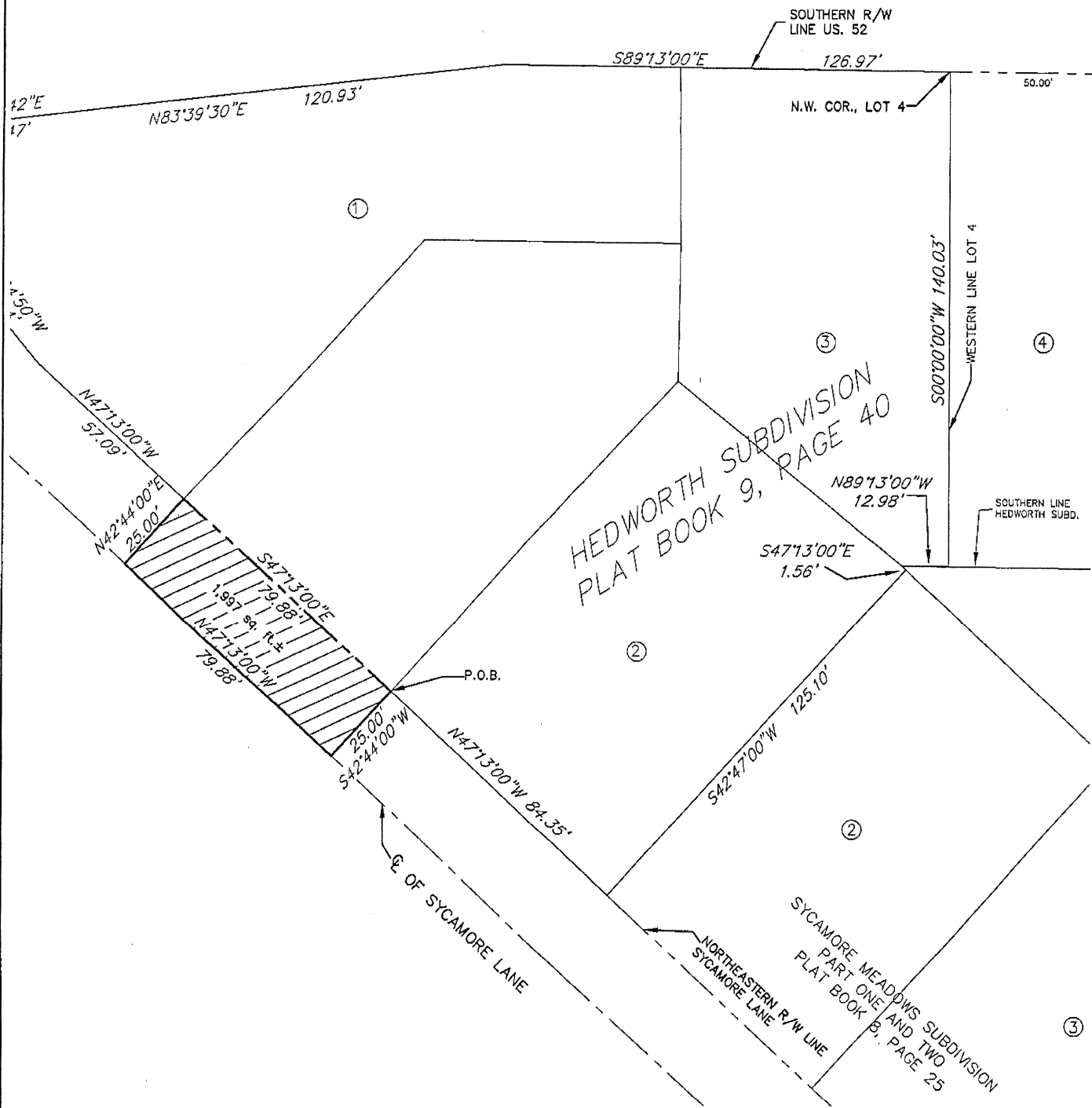
HATCHED AREA IS THE  
APPROXIMATE TAKING

THIS PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM THE RECORDER'S OFFICE AND OTHER  
SOURCES WHICH WERE NOT NECESSARILY CHECKED BY A FIELD SURVEY. THIS DRAWING IS NOT INTENDED  
TO REPRESENT A BOUNDARY SURVEY, ROUTE SURVEY OR SURVEYOR LOCATION REPORT.

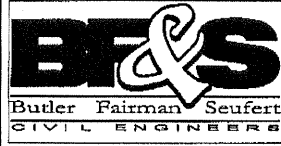
# GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.



P:\Active Projects\12708 Sycamore Traffic Counting\12708 Survey\12708Coffin.dwg User: A. Butler Plot: 4/8/2009 10:03 AM Save: 4/8/2009 10:03 AM



DRAWN: \_\_\_\_\_ jab  
CHECKED: \_\_\_\_\_ jab  
DATE: 04/01/2009, rev. 04/08/09

**EXHIBIT B**  
**PROPOSED TRANSFER**

HORIZONTAL SCALE
40
VERTICAL SCALE
NA
SHEET
1 OF 1
PROJECT
SYCAMORE LANE

PLAT NO. 2708